

Property report — HD9 2BA

Open-data due diligence for the HD9 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

£301,958

sector HD9 2 · 98 sales

POPULATION

11,234

sector HD9 2

CRIMES RECORDED

7

sector HD9 2 · 2026-04

SCHOOLS

5

sector HD9 2

FLOOD RISK

High

sector HD9 2

GIGABIT BROADBAND

54%

sector HD9 2 of premises

Sold-price trend (1995-2026)



Average sold price in HD9 2 by year, 1995-2026 (latest £252,700). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2023-08-30	£345,000	WATERSIDE COTTAGE, UPPER WATERSIDE FARM ROYD LANE	Detached
2020-05-22	£380,000	THE FARM HOUSE, UPPER WATERSIDE FARM ROYD LANE	Semi-detached
2017-08-25	£278,000	THE BARN, UPPER WATERSIDE FARM ROYD LANE	Semi-detached

3 recorded sales on HD9 2BA. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
The Stables Upper Waterside Farm, HOLMFIRTH	C	A	208 m ²	Detached house	2018
Upper Waterside Farm, HOLMFIRTH	C	A	208 m ²	Detached house	2018
Upper Waterside Farm, HOLMFIRTH	F	B	103 m ²	Detached house	2018
Waterside Cottage Upper Waterside Farm, HOLMFIRTH	E	B	81 m ²	Detached bungalow	2018

4 certificates for HD9 2BA. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

School	Distance	Phase	Ofsted
Hinchliffe Mill Junior and Infant School	0.3 mi	Primary	Report card →
Upperthong Junior and Infant School	0.6 mi	Primary	Report card →
Holmfirth Junior Infant and Nursery School	1.0 mi	Primary	Report card →
Hade Edge Junior, Infant and Nursery School	1.3 mi	Primary	Requires improvement (2023)
Holme Junior and Infant School	1.6 mi	Primary	Report card →
Scholes (Holmfirth) Junior & Infant School	1.7 mi	Primary	Requires improvement (2022)

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

What's nearby

Nearest GP surgeries: OAKLANDS HEALTH CENTRE (1.6 mi) · ELMWOOD FAMILY DOCTORS (1.6 mi) · MELTHAM GROUP PRACTICE (3.1 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (1.6 mi)

Nearest listed buildings: HILL HOUSE (Grade II) (0.2 mi) · 1, SPRING LANE (Grade II) (0.2 mi) · 1,2, WATER STREET (Grade II) (0.3 mi)

Nearest pharmacies: MEDICARE CHEMISTS (1.1 mi) · MEDICARE CHEMISTS (1.6 mi) · THE VALLEY PHARMACY (2.4 mi)

Nearest stations: Brockholes (3.0 mi) · Honley (3.6 mi) · Stocksmoor (4.2 mi)

Nearest supermarkets: Co-op Food (1.3 mi) · Lidl (1.5 mi) · The Co-operative Food (1.9 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

Who lives here

Median age

48

One-person households

27%

Households with children

27%

Households

4,850

Owned 78% · Social rent 6% · Private rent 15%

Census 2021 (ONS), for HD9 2.

Flood risk

Flood risk at this postcode: Low — 1 property here fall in an at-risk band (0 in the significant Medium/High bands). Your conveyancer will run an official flood search.

Source: Environment Agency (Risk of Flooding from Rivers and Sea). Indicative, not an official flood search.

How granular is this?

Measure	DISTRICT HD9	SECTOR HD9 2	POSTCODE HD9 2BA
Average sold price	£319,005	£301,958	£334,333
Population	40,521	11,234	—
Deprivation decile	8/10	8/10	—
Crimes recorded	170	7	—
Schools	17	5	—
Flood risk	High	High	Low
Gigabit broadband	68%	54%	100%
Superfast broadband	90%	80%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 2); the postcode column is built from the layers that go finer (sold transactions, Ofcom broadband). Sources: HM Land Registry · Police.uk · Ofsted/GIAS · ONS & IoD2025 · Environment Agency · Ofcom.

Your next steps

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The HM Land Registry title register shows the legal owner, price paid and any charges or covenants. Official copy, £7.

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Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD9 2BA.

[Compare conveyancing quotes →](#)

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